

CITY COUNCIL
ATLANTA, GEORGIA

01-0-1512

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-64
DATE FILED: 8-14-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **908-922 Canterbury Road, N.E.** be changed from the **R-3 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **6 and 7** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

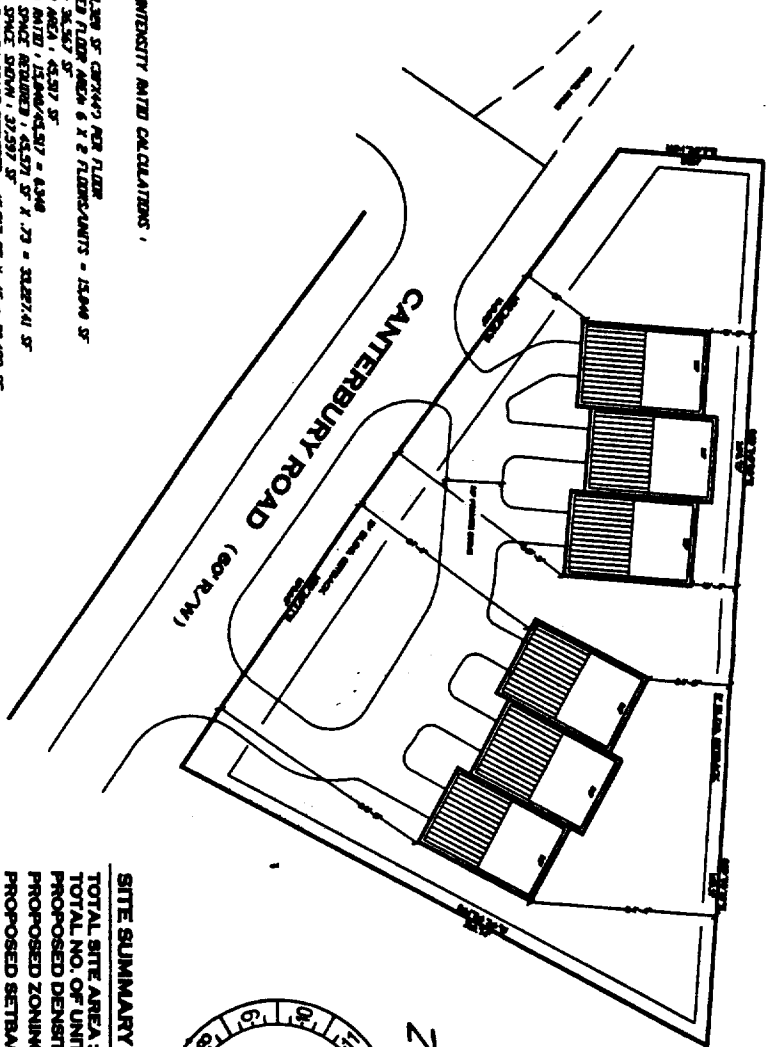
SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-01-64

Site plan entitled "Preliminary Site Plan, Canterbury Road Tract" prepared by Bilson & Associates, Landscape Architects/Land Planners, dated November 8, 2001 and marked received by the Bureau of Planning November 8, 2001.

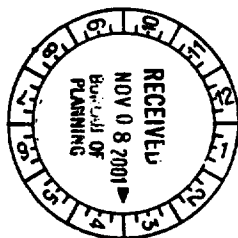


LAND USE INTENSITY RATIO CALCULATIONS:

6 UNITS @ 1,200 SF CARRYING PER FLUOR
 TOTAL HEATED FLUOR AREA 6 X 2 FLUOR/UNITS = 12,000 SF
 SITE AREA: 36,567 SF
 GROSS LAND AREA: 45,517 SF
 FLUOR AREA (NET): 12,000/45,517 = 0.264
 TOTAL OPEN SPACE REQUIRED: 45,517 SF X .73 = 33,227.41 SF
 TOTAL OPEN SPACE (SHOWN): 33,227 SF
 TOTAL OPEN SPACE (REQUIRED): 45,517 SF X .45 = 20,483 SF
 TOTAL LOCAL OPEN SPACE (SHOWN): 22,278 SF
 TOTAL PARKING REQUIRED: 667 SPACE PER UNIT = 4 SPACES
 TOTAL PARKING (SHOWN): 12 SPACES

SITE SUMMARY

TOTAL SITE AREA: 0.84 AC.
 TOTAL NO. OF UNITS: 6
 PROPOSED DENSITY: 7.14 UNITS/ACRE
 PROPOSED ZONING: PDH (W/ RG-2 F.A.R. STANDARDS)
 PROPOSED SETBACK FROM CANTERBURY DRIVE: 15'
 PROPOSED REAR AND SIDE YARD SETBACKS: 5'
 PROPOSED MINIMUM BETWEEN BLDGS.: 10'



Z-01-64



PRELIMINARY SITE PLAN

SCALE: 1" = 20'

11/8/2001

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 6 and 7 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin located at the northwest corner of the intersection of the right of way of Lenox Road and Canterbury Road at a point; thence along the north side of the right of way of Canterbury Road South 41 degrees 58 minutes 18 seconds West a distance of 37.48 feet to a point on said right of way; thence South 87 degrees 31 minutes 32 seconds west a distance of 86.69 feet to a point on said right of way; thence North 59 degrees 54 minutes 11 seconds West a distance of 269.40 feet to a point on said right of way; thence North 58 degrees 28 minutes 31 seconds West a distance of 110.33 feet to a point on said right of way; thence North 65 degrees 46 minutes 01 seconds West a distance of 130.06 feet to a point on said right of way; thence North 62 degrees 12 minutes 44 seconds West a distance of 109.91 feet to a point on said right of way and the POINT OF BEGINNING.

From said point of beginning along the north side of the right of way of Canterbury Road North 55 degrees 30 minutes 27 seconds West a distance of 109.68 feet to a point on said right of way; thence North 53 degrees 30 minutes 22 seconds West a distance of 160.03 feet to a point on said right of way; thence North 04 degrees 30 minutes 11 seconds East a distance of 51.51' to a point; thence South 85 degrees 50 minutes 55 seconds East a distance of 209.73 feet to a point; thence South 85 degrees 55 minutes 32 seconds East a distance of 105.21 feet to a point; thence South 61 degrees 56 minutes 36 seconds West a distance of 210.74 feet to a point on the north side of the right of way of Canterbury Road and the POINT OF BEGINNING.

Said tract being more or less 0.84 acres.

2-01-64

